



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 3426, **Version:** 1

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### **Subject:**

Scott Minnick requests a change of zoning classification from AU to SR. (21Z00026) (Tax Account 3023195) (District 1)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to SR (Suburban Residential).

### **Summary Explanation and Background:**

The applicant is seeking a change of zoning classification from AU (Agricultural Residential) to SR (Suburban Residential) for the purpose of legitimizing a substandard lot and constructing a single-family residence on the property. The SR zoning classification permits single family residences on minimum half-acre lots, with a minimum width of 100 feet and a depth of 150 feet, and a minimum house size of 1,300 square feet.

The subject property retains the NC (Neighborhood Commercial) Future Land Use designation, which can be considered with the proposed SR zoning classification.

Lot sizes vary in the surrounding area but, the majority are half an acre in size or greater. Many of the parcels with commercial zoning classifications on the west side of Highway 1 are occupied by single-family residential uses, including the two parcels to the south of the subject property. On the east side of Highway 1, parcels with commercial zoning contain a mix of single-family residences and commercial uses.

The request would be an introduction of SR zoning to the surrounding area. The applicant chose to apply for the SR zoning classification due to the minimum lot size being half an acre, while the minimum lot size for EU-2 is 9,000 square feet and the minimum lot size for RR-1 is 1 acre. There are seven parcels zoned EU-2 on the south side of Glenn Road that range in size from 0.59 acres to 1.18 acres.

The parcel is not serviced by Brevard County sewer. The closest sewer line to the parcel is approximately 1.25 miles to the south at the intersection of Highway 1 and Stanley Street. The parcel is adjacent to central water supplied by Brevard County.

The Board may wish to consider whether the request for SR zoning is consistent and compatible with the

surrounding area.

On October 11, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

**Clerk to the Board Instructions:**

Once resolution is received, please execute and return a copy to Planning and Development.